

A stunning six-bedroom home in the heart of town, spacious kitchen, 2 bathrooms, terrace, balcony.



EXCLUSIVE



## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	215 m <sup>2</sup>
Plot Size:	225 m <sup>2</sup>

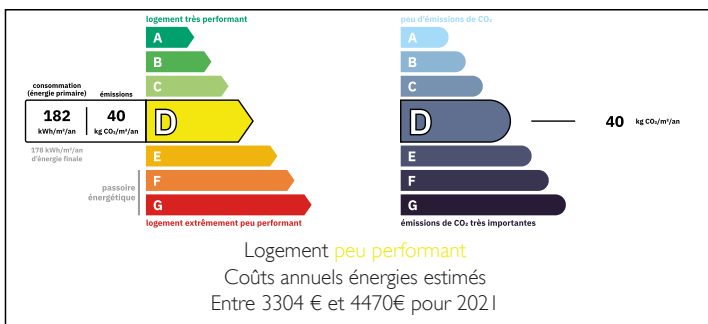
## IN BRIEF

This elegant and historic townhouse, reputed to be one of the oldest properties in Ribérac, is ideally located in the heart of this lively market town. Rich in period features, and fully renovated, the property offers generous living spaces throughout, being perfectly suited as a substantial family residence or an exciting commercial venture.

The house benefits from separate front and rear entrances, providing excellent flexibility and the potential to divide the property into two independent dwellings. On the second floor, there is an independent apartment with dual access to a balcony, offering charming views over the town of Ribérac and its attractive architecture.

A commercial-grade kitchen makes the property particularly well suited to use as a restaurant with bed and breakfast accommodation. In addition, there is a ground-floor bedroom, a separate WC, adding further practicality and accessibility. Early viewing is...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### GROUND FLOOR

The property is accessed via a generous ENTRANCE HALL (36 m<sup>2</sup>), immediately creating a strong sense of space. To the right, a bright and adaptable STUDY (14 m<sup>2</sup>) offers excellent versatility and could easily serve as an additional BEDROOM. A SEPARATE WC is also located on this level, with potential to be converted into a walk-in shower room.

To the left of the hall, the accommodation opens into an impressive LOUNGE (39 m<sup>2</sup>) featuring an open fireplace and attractive views over the town. This leads through to a charming BREAKFAST ROOM (11.6 m<sup>2</sup>), which also benefits from an open fireplace and elegant arched doors opening onto an enclosed courtyard. The courtyard can be accessed from the breakfast room, kitchen, lounge, and entrance hall, providing excellent flow throughout the ground floor. From the breakfast room, a staircase leads down to a spacious CELLAR (21 m<sup>2</sup>). Beyond the breakfast room is a substantial KITCHEN (44 m<sup>2</sup>), well suited to commercial or professional use. It is fitted with stainless-steel units and worktops and equipped with a commercial cooker with gas burners, as well as a commercial grill and deep-fat fryer. Adjacent to the kitchen is a PANTRY, ideal for storage, and a separate boiler room housing a high-quality Buderus gas boiler (mains gas), serviced annually.

Fire-resistant doors provide separation between the breakfast room, kitchen, cellar, pantry, and boiler room, enhancing both safety and practicality.

### FIRST FLOOR

A wooden staircase leads to the first floor, which offers three generously proportioned BEDROOMS, each...

## LOCAL TAXES

Taxe foncière: **3573 EUR**

Taxe habitation: **EUR**

## NOTES